

**PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
190 DYER STREET
PROVIDENCE, RHODE ISLAND 02903-3902**

MAY 13, 2008

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall (25 Dorrance Street) on Tuesday, May 27, 2008 at 5:30 and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

JANE REALTY COMPANY, OWNER, DENISE A. CHAKOIAN, APPLICANT AND CORE-CENTER FOR REAL ENERGY, LESSEE: 469 Angell Street, Lot 333 on the Tax Assessor's Plat 14 located in a General Commercial C-2 Zone. The applicant is requesting a special use permit pursuant to Section 303-use code 34 in order to change the use of a portion of the second floor from office space to a fitness studio. This proposal meets the parking requirement. The lot in question contains approximately 6,417 square feet of land area.

WILLIAM & ELAINE SCAMPOLI: 11 Peckham Avenue, Lots 445 & 446 on the Tax Assessor's Plat 122 located in a Residential R-1 One-Family Zone; to be relieved from Sections 204.2, 304 and 416.4 in the proposed construction of a 28' x 30' one-family dwelling on lot 445. The applicant is requesting a dimensional variance from regulations governing merger of substandard lots of record, whereby when one or more of the lots are less than 4,000 square feet in area and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered to be one lot and undivided for the purpose of the Ordinance. Further relief is sought from regulations governing front porches and front yard setbacks. Lot 445 contains approximately 2,579 square feet of land area and Lot 446 contains 2,554 square feet of land area.

LILLYMAE B. McCRUMADA & ADVERTUS KARPEH: 36 & 42 Wilna Street, Lots 871 and 872 on the Tax Assessor's Plat 77 located in a Residential R-1 One-Family Zone; to be relieved from Sections 105.3, 304 and 704.2(A) in the proposed reconfiguration of lots 871 and 872 into three new lots. One new lot would contain approximately 6,000 square feet of land area upon which the existing single-family dwelling will remain at 36 Wilna Street. Further proposed are two additional lots each containing 5,000 square feet of land, upon which a 38' x 26' single-family dwelling would be constructed on each lot. The applicant is requesting a dimensional variance and seeks relief from regulations governing lot area conformance, whereby newly created lots within an R-1 district require 6,000 square feet of land

area, two of the lots would contain 5,000 square feet of land. Further, relief is sought from regulations governing minimum lot area, side yards and driveway width. Currently, lot 871 contains 9,600 square feet of land area and lot 872 contains 6,400 square feet of land.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORP., OWNER AND BROAD STREET REVITALIZATION L.P., APPLICANT: 748 Broad Street (Corner of Reynolds Avenue), Lot 915 on the Tax Assessor's Plat 48 located in a Limited Commercial C-1 Zone and within the Commercial Corridor Overlay District CCOD Zone; to be relieved from Sections 305, 305.1 (footnote 3), 507.2(A) 507.3(B), 507.4(A), 507.4(D), 507.4(E), 507.4(F), 507.4(G) and 507.6(H) in the proposed demolition of the existing garage, a special use permit, and the construction of a new 54' x 28' building containing three dwelling units. Separate and apart from the request for a special use permit relating to the demolition, the applicant seeks a dimensional variance for the new construction relating to regulations governing the lot area requirement; building transition lines; residential uses being prohibited from first floors; curb-cuts; roof treatment, main entrances; and residential porches. The lot in question contains approximately 4,302 square feet of land area.

7:00 P.M.

CITY OF PROVIDENCE: 41 & 81 Fricker Street and 58 Cranston

Street, Lots 508 and 509 on the Tax Assessor's Plat 29 and Lot 645 on the Tax Assessor's Plat 30 located in a Public Space PS Zone and within a Open Space OS Zone; to be relieved from Sections 104, 303-use code 21, 304, 412, 416, 416.4, 703.2 and 708.2 in the proposed demolition of the existing high school gymnasium and cafeteria (Central High School) and the construction of a new 223,000 square foot building to contain a new Career and Technical Education High School. The applicant is requesting use and dimensional variances from regulations governing the use restriction, yard setbacks, and the parking requirement. The lots in question contain approximately 389,027 square feet of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA

TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY (401-421-7740 EXT. 376